

# **A G E N D A**

## **BUILDING COMMITTEE**

January 11, 2006  
11:00 A.M. Lake Superior Room  
1<sup>st</sup> Floor Michigan Library and Historical Center

## **STATE ADMINISTRATIVE BOARD**

January 17, 2006  
11:00 A.M. Lake Ontario Room  
3<sup>rd</sup> Floor Michigan Library and Historical Center

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### **REVISIONS TO CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF ENVIRONMENTAL QUALITY, DETROIT – CyanoKEM Site – Demolition and Remedial Excavation  
File No. 761/04213.RRD – Index No. 44701  
Dynecol, Inc., Detroit; CCO No. 3, Incr. \$59,281.95

### **RESOLUTION OF THE STATE ADMINISTRATIVE BOARD**

2. Resolution of the State Administrative Board Approving the Conveyance of Property for Chippewa Correctional Facilities and an Amendment to SBA Lease.
3. A Resolution of the State Administrative Board Approving the Conveyance of Property for State Prison of Southern Michigan – Reorganization (Phase II).
4. A Resolution of the State Administrative Board Approving the Conveyance of Property for Western Wayne Correctional Facility.

### **ADDENDUM TO LEASE FOR PRIVATE PROPERTY**

5. DEPARTMENT OF COMMUNITY HEALTH, LANSING - Addendum #1 to Lease #11072 approved by the State Administrative Board on December 1, 2004 by Item #39S, between Paul Gentilozzi, a Married Man, 201 North Washington Street, Lansing, Michigan 48933, as Lessor, and the Department of Community Health, as Lessee, for space located at 100 South Washington (also known as 109 West Michigan Avenue), Lansing, Michigan 48933. This Addendum provides additional floors to the Lease, adds an option to purchase and right of first refusal, changes the square foot rate for janitorial services, allows the State the right to add signage with a \$15,000.00 sign allowance given by the Lessor, and allows the State to install antennas or satellite dishes at no additional cost. The annual per square foot rental rate after the first full year is \$16.20 (\$57,375.00 per month) which is no change from the previous Lease. The first year rental rate is \$0.00 per square foot. This Lease does not include adjustments for real estate taxes or operating expenses. This Addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This Lease contains a new Executive 90-day cancellation. The Attorney General has approved this lease as to legal form.

6. DEPARTMENT OF COMMUNITY HEALTH, LANSING - Addendum #2 to Lease #11072 approved by the State Administrative Board on December 7, 2004 by Item #39s, between Paul Gentilozzi, a married man, c/o Gentilozzi Real Estate, Inc., 201 North Washington Street, Lansing, Michigan 48933, as Lessor, and the Department of Community Health, as Lessee, for space located at 100 South Washington (also known as 109 West Michigan Avenue), Lansing, Michigan 48933. This Addendum provides for adding 4,075 square feet of office space. The annual per square foot rental rate is \$0.00 (\$0.00 per month) which is no change from the previous Lease. There are no adjustments for real estate taxes or operating expenses. This Addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This Lease contains a new Executive 90-day cancellation. The Attorney General has approved this Lease as to legal form.

#### **LEASE FOR PRIVATE PROPERTY**

7. DEPARTMENT OF STATE, PRUDENVILLE - Renewal of Lease #6820 effective June 1, 2006 through May 31, 2011 with The Township Board of The Township of Denton, A Public Municipal Corporation, 2565 South Gladwin Road, Prudenville, Michigan 48651, as Lessor, and the Department of State, as Lessee, for 1,274 square feet of office space located at 2565 South Gladwin Road, Prudenville, Michigan 48651. The annual per square foot rental rate for this space is \$7.54 (\$800.00 per month). This is a full service Lease. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$8.00 (\$850.00 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
8. DEPARTMENT OF STATE, LUDINGTON - Renewal of Lease #10177 effective January 1, 2006 through December 31, 2010 with Nelson, L.L.P., a Limited Liability Company, 1233 Hazelton, Petoskey, Michigan 49770, as Lessor, and the Department of State, as Lessee, for 1,650 square feet of office space located at 5902 West U.S. Highway 10, Ludington, Michigan 49431. The annual per square foot rental rate for this space is \$14.67 (\$2,017.10 per month). This is a full service Lease. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$15.03 (\$2,067.00 per month). This Lease contains a Standard 60-day cancellation. The Attorney General has approved this Lease as to legal form.

#### **RECOMMENDATION FOR ADOPTION OF RESOLUTIONS**

9. Delegated Authority by the State Administrative Board to the DMB Director or designee to approve incidental costs less than \$1,000 per occurrence up to \$5,000 with the State Administrative Board.

Withdrawn

10. Delegated Authority by the State Administrative Board to the DMB Director or designee to approve Lease Amendments that do not materially change the lease terms.
11. Delegated Authority by the State Administrative Board to the DMB Director or designee to approve leases with an annual cost less than \$25,000 with a quarterly report to be provided to the State Administrative Board. Leases will be reviewed by Attorney General as to form.

# S U P P L E M E N T A L A G E N D A

## **BUILDING COMMITTEE / SPECIAL STATE ADMINISTRATIVE BOARD**

January 11, 2006 – 11:00 a.m. / 11:15 a.m.  
Michigan Library and Historical Center  
Lake Superior Room Conference Room – 1<sup>st</sup> Floor

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### **STATE ADMINISTRATIVE BOARD RESOLUTION**

Consideration of a resolution relating to a conveyance of surplus state property authorized by 2004 PA 326 and previously approved by the State Administrative Board at a meeting held on April 12, 2005